

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MARCH 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI**

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**\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-18196) and Variance (VAR-6276), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan date stamped 10/24/06 and site plan and building plan dated 2/7/07, except as amended herein by condition.
4. The standards for this development shall include a minimum lot size of 6,616 square feet and a building height of not more than one story.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb, three and a half feet on the side, three and a half feet on the corner side, and 10 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Expunge ZON-6274 and SDR-6275.

**Public Works**

14. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-18196 and all other applicable site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the proposed private street has been designed without a knuckle.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This proposal is a request for a Site Development Plan Review for an eight-lot single-family residential subdivision on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 350 feet east of Leon Avenue. This is related to Rezoning (ZON-18196), and a previously approved Variance (VAR-6276) grants permission for a Residential Planned Development on less than five acres at the subject site.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/01/05	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Variance (VAR-6276) in the minimum area for formation of a R-PD zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
01/11/07	The Planning Commission held in abeyance a Rezoning (ZON-18196) of the subject property to R-PD4 (Residential Planned Development – 4 Units Per Acre) and a Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision. Staff recommended approval of both items.
01/25/07	The Planning Commission held in abeyance a Rezoning (ZON-18196) of the subject property to R-PD4 (Residential Planned Development – 4 Units Per Acre) and a Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision. Staff recommended approval of both items.
02/08/07	<a href="#">The Planning Commission recommended approval of companion item ZON-18196 concurrently with this application.</a>  <a href="#">The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11/rl).</a>
<b><i>Related Building Permits/Business Licenses</i></b>	
	No Building Permits or Business Licenses have been issued for the subject site.
<b><i>Pre-Application Meeting</i></b>	
10/05/06	A pre-application meeting was held to discuss the requirements for the Site Development Plan Review
<b><i>Neighborhood Meeting</i></b>	
	A neighborhood meeting is not required for this application, nor was one held.

<b>Details of Application Request</b>			
<b>Site Area</b>			
Gross Acres	2.18		
Net Acres	1.74		
<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre)
North	Undeveloped, Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)
South	Undeveloped,	Right-of-way	Right-of-way
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	N/A
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## DEVELOPMENT STANDARDS

*Per Title 19.06, the Development Standards for a Residential Planned Development are as provided in the Site Plan:*

<b>Standard</b>	<b>Provided</b>
Min. Lot Size	5,580 Square Feet
Min. Lot Width	55 Feet
Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear (lots 1-3)</li> <li>• Rear (lots 4-8)</li> </ul>	18 Feet 3.5 Feet 3.5 Feet 5 Feet* 10 Feet
Max. Lot Coverage	50%
Max. Building Height	35 Feet/2-Stories

\* The optional balcony, if built, on lots 1, 2, and 3 will be set back 5 feet from the rear property line. The rear wall of these houses, as well as the setback on all other lots will be 10 feet from the rear property line.

*Per Title 19.08.060*

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>	<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>General Plan</b>	<b>Permitted Density</b>
R-E (Residence Estates)	2.8 du/acre 6 Units on subject site	6 Units	R-PD4 (Residential Planned Development – 4 Units per Acre)	4 du/acre 8 units on subject site	L (Low Density Residential)	5.49 du/acre 11 units on subject site

*Per Title 19.12*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	9 Trees	10 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 – 8 Feet		6 Feet	Y

<b>Open Space – R-PD only</b>							
<b>Total Acreage</b>	<b>Density</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Ratio</b>	<b>Percent</b>	<b>Area</b>	<b>Percent</b>	<b>Area</b>	
2.18	4 du/acre	1.65	N/A*	N/A*	6.4%	4,824 SF	Y

\*A Residential Planned Development of fewer than 12 units is not required to provide open space under the requirements of Title 19.06. However, at this density, if open space was required, the proposed subdivision would be subject to 6.1% or 4,630 square feet. The applicant provides 6.4% or 4,824 square feet of open space, more than would be required.

## ANALYSIS

- Zoning

Property to the north and east of the subject property is zoned and developed for single-family residences and property to the west has a land use designation that permits up to 5.5 dwelling units per acre. The applicant proposes to develop the subject property with eight single-family residences on lots that would be approximately 5,580 to 7,782 square feet in size. The uses at this density are compatible to the adjoining properties.

- Site Plan

The applicant is proposing an eight-lot subdivision for single-family homes at a density of 3.67 dwelling units per gross acre. The lots proposed would be from 5,580 to 7,782 square feet in size. The interior street that serves the development is proposed to be a private 37-foot wide street that accesses Centennial Parkway.

Since the subject property is 2.18 acres in size, it is not large enough for the formation of a R-PD (Residential Planned Development) zoning district. The district requires a minimum of five acres for its formation; however, an approved Variance (VAR-6276) allows the requested R-PD (Residential Planned Development) zoning on the subject site.

- Waivers

No Waivers have been requested; however, as discussed above, a Variance (VAR-6276) has been approved for the formation of a R-PD (Residential Planned Development) zoning district on the subject site.

- Landscape Plan

The landscape plan shows perimeter landscaping along Centennial Parkway in compliance with the requirements of Title 19.12.

- Elevation

Plans for two-story homes were submitted with the application. The illustrations and conceptual floor plans appear to be harmonious and compatible with development in the area. On lots 1, 2, and 3 along the east property line, a balcony is available as an option on the building footprints. As a result, the rear setback will be five feet from the rear property line on these lots only. Lots 4 through 8 will be set back 10 feet from the rear property line.

- Floor Plan

Two floor plans were submitted with the application. The first home, including garage area, is a two-story, 3,181 square-foot home with a footprint of 67 feet by 40 feet, three bedrooms and a three car garage. The second is a two-story, 3,396 square-foot home with a footprint of 65 feet by 40 feet, five bedrooms and a two car garage, including one bedroom on the first floor. The floor plans are typical of homes of the size proposed.

## FINDINGS

To approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

Property to the north and east of the subject property is zoned and developed for single-family residences and property to the west has a land use designation that permits up to 5.5 dwelling units per acre. The applicant proposes to develop the subject property with eight single-family residences on lots that would be approximately 5,580 to 7,782 square feet in size. The proposed single-family homes at this density are compatible to the adjoining properties.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan, Title 19 and other adopted City plans, policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The subject property fronts on Centennial Parkway, which according to the Master Plan of Streets and Highways, is designed for a right-of-way width of 100 feet. At this location, the street will provide access to property only on the north side and should provide adequate access without negatively impacting adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

Building and landscape materials are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Plans for two 2-story homes were submitted with the application. The homes range in size from a 3,181 square feet to 3,396 square feet. All homes have a standard two or three car garage.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Because the site would be subject to ongoing inspection, the public health, safety, and public welfare would not be compromised.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 128 by Planning Department

**APPROVALS** 0

**PROTESTS** 0